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PLAN FOR TOMORROW

CITYVIEW

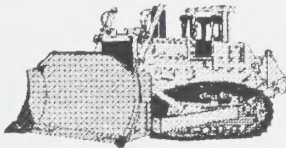
City of Hamilton Planning and Development Department

1996

NOISE, VIBRATION, ENERGY AND CONTAMINATED SOILS

NOISE AND VIBRATION

What is too loud?



What are other sources of loud noise?

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|---|-------------------------------|
| ⇒ trains, planes, cars, trucks, motorcycles, and motorized vehicles | ⇒ construction activity |
| ⇒ highways | ⇒ air conditioners/heat pumps |
| ⇒ outdoor concerts | ⇒ power tools |
| ⇒ lawnmowers | |

Are there any laws that limit what is too loud?

YES! The Environmental Protection Act, administered by the Ministry of Environment and Energy, allows the city to pass by-laws to regulate/prohibit the emission of noise and vibration. It also allows the city to set out the loudest levels of sound or vibration. Different levels of noise can be established in different areas (e.g. higher levels may be acceptable in industrial areas than in residential areas). Applications for exceptions can be made for certain time periods. People or businesses can be fined if they exceed the specified acceptable levels.

The City passed such a by-law in 1980 to control or prohibit undesired sound and vibration, in order to produce a satisfactory sound environment.

The City's by-law includes specific "quiet zones" (e.g. hospitals and residential areas), where certain levels of sound and vibration are prohibited (e.g. tires squealing), and limits noise to certain hours (e.g. persistent dog barking between 11:00 p.m. and 7:00 a.m.). It also exempts the industrial area which is generally bounded by Wellington Street, the south limits of the Harbour, Barton Street and the easterly limits of the City from these "quiet times".



What does the Official Plan say?

The Official Plan policies encourage reducing the effects of noise and vibration sources from the airport, highways and railways from residents. Specific policies recognize the Red Hill Creek Expressway and the airport as potential noise sources with specific requirements for proposed residential and institutional development. Studies may be required to determine noise levels, and whether there is a need to provide certain building features (e.g. sound-proof construction, air conditioners and sealed windows) to reduce the impact of noise and vibration. In some cases, developers may be required to advise future residents of noise conditions which may interfere with their daily activities. The impact of the noise levels from medium and heavy industry and railways on proposed residential and institutional uses must meet Provincial requirements regarding noise and vibration.

Are houses being built too close to highways and railways, notwithstanding fences and berms?

What other measures can be used to reduce the impact of noise and vibration?

Are there any assurances that existing noise levels will increase over time (e.g. increase in the amount of rail traffic?)

CONTAMINATED SOILS

What is "contaminated" land?

Contaminated land is any land (including buildings) that, as a result of human activity, contain non-native substances that may adversely affect people or the environment, and therefore restrict the value or use of the land.



Is contaminated soil safe?

NO!! The major concern with contaminated soil is its impact on human health. Some chemicals and substances (e.g. PCBs) are known cancer causing agents. Others may cause only slight rashes or nausea. If there is a risk to human health, then the soils are considered contaminated.

Another significant concern is the potential impacts on the environment (e.g. vegetation and wildlife). Some substances stunt or prevent plant growth, or may be harmful to wildlife.



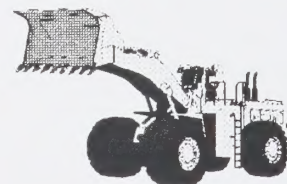
How does soil become contaminated and where would it likely be located?

Soil can become contaminated by things such as: underground storage tanks, pipes, etc. from a gasoline service station or repair garage; underground utilities (sewers); chemical and waste storage areas; asbestos and other hazardous materials; and, PCBs.

Uses that could have contaminated soils include: gas stations; dry cleaners; industrial manufacturing; scrapyards/autowreckers; incinerators; landfill sites; agricultural (pesticide residue or spills); older residential uses (asbestos tiles and insulation, leaded paint, located close to industrial areas).

Who is responsible for cleaning up the land?

The Ministry of Environment and Energy's "Guidelines for Decommissioning and Clean-up of Sites in Ontario" provides specific direction on the clean-up of properties with contaminated soil.



Does the Official Plan deal with contaminated soils?

The Official Plan policies reflect the Provincial guidelines and require that any development needing an Official Plan and/or zoning by-law amendment to: submit a professional analysis on soils determining the presence, types, and concentrations of contaminants; if contaminants are present, a remedial (clean-up) action plan is required according to Ministry guidelines; and the clean-up must be undertaken before any development can take place.

What are the risks for not cleaning up contaminated soils?

Are the Ministry of Environment and Energy guidelines and the Official Plan policies too rigid? Are they discouraging development?

Should there be an inventory of these sites available?

What alternative use should be considered for old industrial sites and buildings which may be contaminated?

- *development/redevelopment in built-up areas of the City can be designed to incorporate more than one use (e.g. residential above commercial) to take advantage of public transit.*
- *providing for higher residential densities along major transit routes and in the downtown, to take advantage of public transit and giving people a chance to walk to work.*

Does the Official Plan recognize energy conservation?

Yes! In the early 1980's, the City, with the assistance of the Ministry of Municipal Affairs and the Ministry of Energy (now the Ministry of Environment and Energy) initiated an energy and urban design research study. From the City's perspective, one of the most important reports was "Design Criteria for Energy Efficient Neighbourhood Planning (1984)." It resulted in the approval of a specifically designed "energy efficient" Neighbourhood Plan for Ryckmans Neighbourhood. It further provided the basis for the Energy policies in the City's Official Plan.

ENERGY CONSERVATION

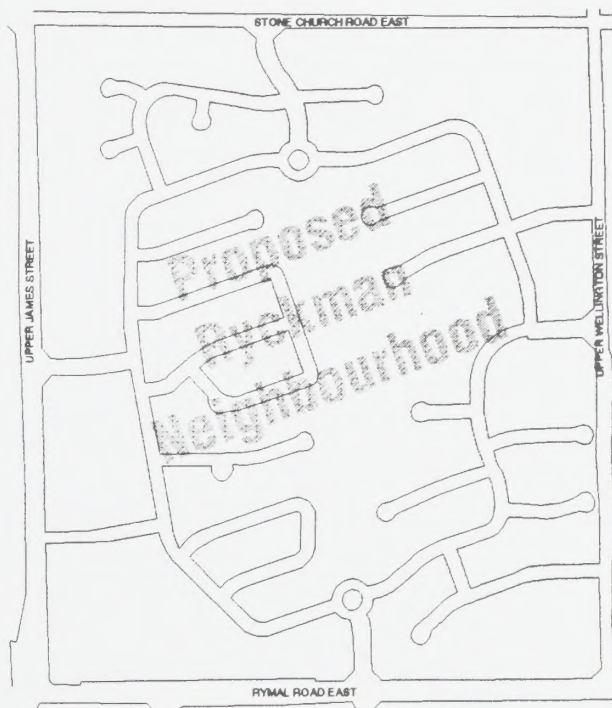
What is meant by "energy conservation"?

Energy conservation is using less energy to do the same things. It can also mean using renewable energy resources (e.g. the sun), instead of using energy that disappears over time (e.g. oil and natural gases).



How does "energy conservation" apply to land use planning?

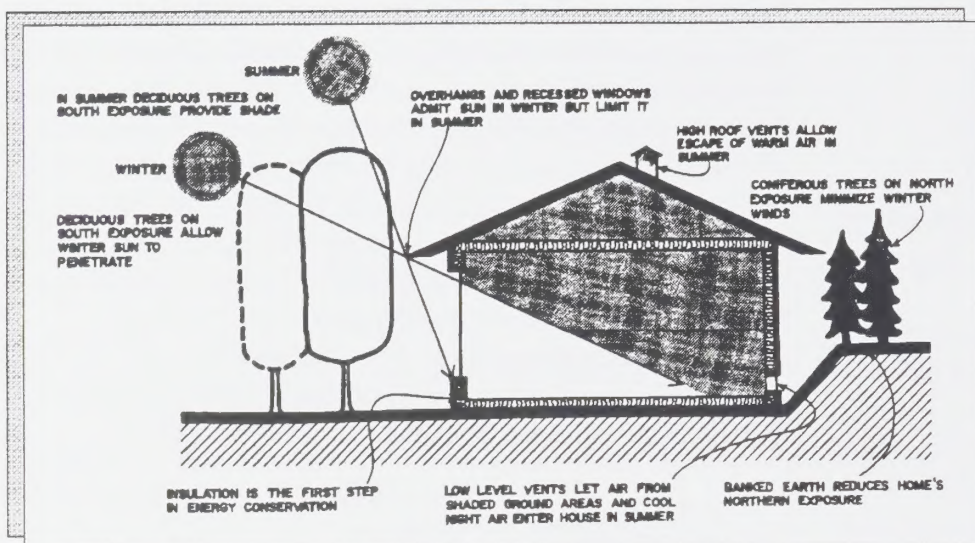
- *neighbourhoods/subdivisions can be designed to be energy efficient by: orienting local roads to maximize solar energy; using shorter and narrower streets; and, increased vegetation to reduce impact of wind and maximize solar energy.*



The Official Plan policies on Energy are intended to: promote energy conservation; encourage development which is energy efficient; emphasize use of renewable resources; and, encourage employment opportunities to reduce work-to-home journeys.

Specific policies (amongst others) require that:

- *Neighbourhood Plans be prepared on the basis of an energy efficient land use pattern by: defining the energy characteristics of the environment and land form; design of street pattern; and, distribution of dwelling unit types.*
- *Development or redevelopment will incorporate features such as: building orientation to maximize solar energy; eliminating or reducing shadow casting onto adjacent buildings; and, siting of vegetation with regard to shadow casting and windbreaking abilities, and, encouraging greater use of public transit.*



ELEMENTS OF A PASSIVE SOLAR SYSTEM

CITYVIEW

CityView Hamilton's Plan for Tomorrow is your opportunity to present your ideas and thoughts on the future of Hamilton.

Your ideas will ultimately form the basis of a new Official Plan for the City of Hamilton.

Staff of Hamilton's Planning and Development Department are available to answer your questions on any facet of CityView.

Ways to Contact Us...

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Has the development industry "bought in" to the concept of energy efficiency by designing and building neighbourhoods which are energy efficient?

Has the public changed its view on the traditional suburban neighbourhood and opted for higher densities for the sake of energy efficiency?

Should the City require development/redevelopment to be energy efficient instead of encouraging such development?



For further information on this brochure, please contact Caroline Floroff at (905) 546-4424.